

## MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

<b>Address:</b>	310 Springloch Road, Silver Spring	<b>Meeting Date:</b>	5/27/2020
<b>Resource:</b>	Individually Listed Master Plan Site #33/23 <b>Donald Shepherd House</b>	<b>Report Date:</b>	5/20/2020
<b>Applicant:</b>	Marvin Oleshansky	<b>Public Notice:</b>	5/13/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case No.:</b>	33/23-20A	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Window Replacement		

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### RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application.

### PROPERTY DESCRIPTION

**SIGNIFICANCE:** Individually Listed Master Plan Site (*Donald Shepherd House #33/23*)  
**STYLE:** Colonial Revival  
**DATE:** 1939



Figure 1: 310 Springloch Rd., was a Colonial Revival estate, that was subdivided to allow for surrounding suburban development.

From *Places from the Past*:

“The Donald D. Shepard House is an exceptional Colonial Revival estate residence built in 1939 with a wing addition in 1941. The North Springbrook neighborhood was once part of this 464-acre estate known to the Shepard family as The Farm. The expansive brick residence is a sophisticated example of early 20th century Colonial Revival design that may be attributable to the firm of Eggers and Higgins, associates of architect John Russell Pope. Pope completed his designs for the National Gallery of Art and Jefferson Memorial during this period. A prominent tax attorney, Shepard was the personal lawyer of Andrew W. Mellon. He was active in the design and planning of the National Gallery of Art in Washington, D.C. and served as a trustee of the museum, the A.W. Mellon Endowment and Trust, and numerous other educational and philanthropic boards and organizations. The house was said to have been constructed with historic material including colonial-era brick, washed and re-used, for the walls and floors and cabinets imported from England.”

## **PROPOSAL**

The applicant proposes replacing two windows on the 2<sup>nd</sup> floor of the garage.

## **APPLICABLE GUIDELINES**

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values. outlined below.

### ***Montgomery County Code, Chapter 24A Historic Resources Preservation***

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

### ***Secretary of the Interior's Standards for Rehabilitation:***

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

## **STAFF DISCUSSION**

The applicant proposes removing two sash windows from the second floor of the garage and replacing them with egress-compliant casement windows.

The subject property was built in a number of phases, with the main block of the house constructed in



1939, with a side gable addition added in 1941. The historic, two-story, rear-loading garage is connected to the house by a brick arcade.

The applicant proposes adding an accessory dwelling unit on the second floor of the garage. The proposed ADU will accommodate up to two bedrooms. The windows in the proposed bedrooms are six-over-six wood sash windows with openings too small to meet current building codes. The applicant proposes removing the existing wood sash windows and installing Marvin Signature Ultimate casement windows in their place. The windows will be aluminum-clad wood windows with a custom six-over-six configuration with a simulated meeting rail. The proposed windows will match the dimensions of the existing.



*Figure 2: Detail of the Donald Shepherd House showing the location of the existing garage.*

Based on the design and materials it appears that the garage was constructed at approximately the same time as the house. However, due to the garage's one and a half story height, the roof pitch is lower than the pitch found elsewhere on the house. Staff has been unable to determine if the windows proposed for removal are original or if they are later replacements, however, the subject windows appear to be in good working order. The question before the HPC is whether the proposed replacement is an unacceptable alteration to a character-defining feature of the historic property. *Standards #2 and #5* should be applied in this instance. The proposed alteration is for the second floor on an accessory structure, which while connected to the house via a brick arcade, is intended to operate separately from the main house massing. The second floor of the garage is accessed by a separate entrance in the rear corner of the structure. Staff additionally finds that the selected casement window has been designed so that it will better match the existing windows (primarily by utilizing a simulated spacer bar). The replacement of these windows does not adversely impact the retention and preservation of the historic property, nor does action remove a distinctive material, finish, or feature that characterizes the historic structure.

Staff recommends the HPC approve the HAWP to remove two existing sash windows and replace them with code-compliant casements under 24A-8(b)(2) and (4) and Standard 2 and 5.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (3), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; and with the Secretary of the Interior's Standards for Rehabilitation #2 and #5;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400****APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Email: marvinoleshansky@aol.com Contact Person: Marvin Oleshansky  
Daytime Phone No.: 301-233-3785  
Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Marvin Oleshansky Daytime Phone No.: 301-233-3785  
Address: 310 Silver Spring Springloch RD 20904  
Street Number City State Zip Code  
Contractor: Juan Hernandez/ Rozaic Phone No.: 301-569-3575  
Contractor Registration No.: MHIC #111503  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 310 Street: Springloch Rd  
Town/City: Silver Spring Nearest Cross Street: Eldrid Pl  
Lot: 25 Block: H Subdivision: 035  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE****1A. CHECK ALL APPLICABLE:**

☐ Construct ☐ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

**CHECK ALL APPLICABLE:**

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 1000-2000

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: \_\_\_\_\_  
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

4/5/2020  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

**a. Description of existing structure(s) and environmental setting, including their historical features and significance:**

The principal facade of the home faces north towards Springloch Rd. The house is a two story brick residence with slate roof with slight overhangs and boxed eaves. The ground plan was designed with a linear arrangement that is comprised of three major units. The central unit is a gable end and wing section with symmetrically ranked six-over-six windows. The second unit was designed as a side gable one-and-one half story west wing. This section of the unit repeats the gable end with six-over-six windows on the first and second floors. The third unit of the house is a one story side gable section with a gable end chimney connected by a brick arcade to a one and one half story two bay gable end garage with six-over-six window design.

**b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:**

On the third unit of the house, we are proposing to replace the 2 upper six-over-six double hung windows at garage gable end with full frame "simulated six-over-six double hung" casement windows. The full frame windows are designed to meet second egress requirements for accessory dwelling units.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For All projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
**[Owner, Owner's Agent, Adjacent and Confronting Property Owners]**

<b>Owner's mailing address</b>  Marvin Oleshansky 310 Springloch Rd Silver Spring, MD 20904	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
300 Springloch Rd 302 Springloch Rd 304 Springloch Rd 404 Springloch Rd 12727 Eldred Pl 12729 Eldred Pl	311 Eldred Dr 307 Eldred Dr 305 Eldred Dr. 303 Eldred Dr 301 Eldred Dr 12702 Theresa Dr. 12704 Theresa Dr



Existing Property Condition Photographs:

Existing double hung windows to be replaced with new simulated casement window to meet egress



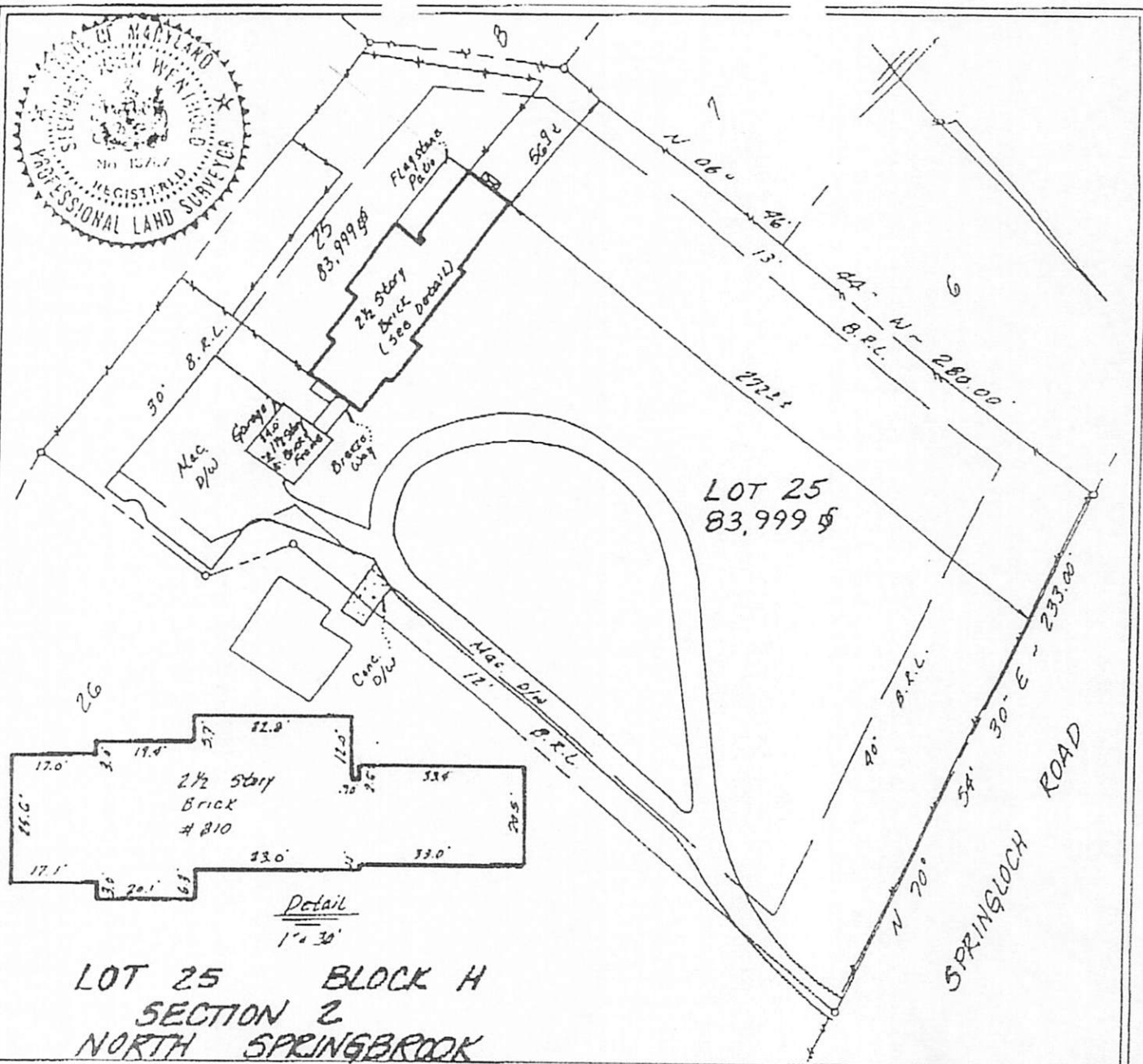


Existing Property Condition Photographs:



Detail picture of interior of double hung window.





### Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-1A Insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

4-8-94  
Date

*Stephen J. Wenthold*  
Stephen J. Wenthold  
Maryland KLS Reg. No. 10767

NO TITLE REPORT FURNISHED

Scale: 1" = 60'  
Plat Book: 91  
Plat No.: 9923  
Work Order: 94-1573

Property:  
Address: 310 Springcloch Road  
Election District #: 5  
Jurisdiction: Montgomery County, Maryland



Meridian Surveys, Inc.  
2401 Research Boulevard  
Suite 270  
Rockville MD 20850  
(301) 840-0025









# Material Specification:

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## Exterior:

### MARVIN SIGNATURE™ ULTIMATE

#### Aluminum Cladding

Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade high performance PVDF fluoropolymer paint. Because our finish meets the toughest American Architectural Manufacturers Association (AAMA) 2605 standard, you can expect even our richest and boldest hues to resist fading and chalking even in harsh sun or extreme weather conditions. Color: **WHITE**.

The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA verification provides independent verification that our finishes are best-in-class.

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## Interior:

Offering a rich, warm look, many customization options, and design versatility, wood is a premium choice. As a lower maintenance option, wood can also be used on only the interior with an extruded aluminum cladding exterior. Marvin offers both options, leading the industry in sourcing, processing, and utilizing high quality wood.

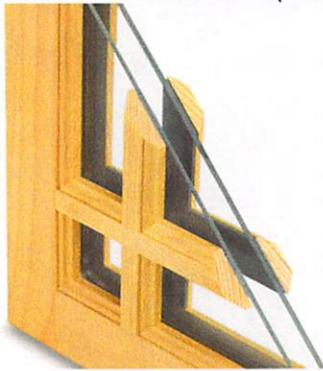
Selected: **Mixed Grain Douglas Fir.**



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## Lites : 6-over-6

### Simulated Divided Lite (SDL)



An energy-efficient way to create the look of authentic divided lites, SDL bars are permanently adhered to both sides of the glass and are available with or without a spacer bar installed between the glass to create even more depth that resembles an ADL.

